



7596 ASSEMBLY LN, REUNION

County: Osceola County **Zip Code:** 34747-6744 **Unit #:** **Status:** Pending
Sub. Name: REUNION PH 1 PRCL 2 **List Price:**
Beds: 3 **Baths:** 2/1 **SqFt Heated:** 1,686 **Year Built:** 2004
Private Pool: N **Special Sale:**
Property: Townhouse 2-3 Floors Townhouse **ADOM:** 8
Total Acreage: Zero Lot Line **Total SqFt:** 2103 **Pets Y/N:** Y **CDOM:** 8
Location: Golf Course Vw, In County

Land, Site and Tax Information

SE/TP/RG: 26-25-27 **Subdivision #:** 4854 **Section #:** **Block/Parcel:** 0001 **Front Exposure:**
Tax ID: 35 25 27 4854 0001 0080 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.984 **Lot #:** 0080
Taxes: \$5,803.00 **Tax Year:** 2009 **Homestead:** N **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**
Legal Description: REUNION PHASE 1 PARCEL 2 PB 14 PGS 144-148 LOT 8 26-25-27
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0014/0144 **Floor #:**
MH Make: **Zoning:** OPUD **Future Land Use:** 0111 **Zoning Comp.:** Y **Min Lease:** **Lease # Per Year:**
Lot Dimensions: **Lot Size(Acres):** 0.03 **Lot Size(SqFt):** 1,481
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 11x11 **Master Br.:** 14x16 **5th Bedroom:** **Great Room:** **Study / Den:**
Family Room: **2nd Bedroom:** 10x14 **Studio:** **Air Conditioning:** Central
Kitchen: 09x10 **3rd Bedroom:** 10x12 **Dinette:** **Heat & Fuel:** Central
Dining Room: 09x09 **4th Bedroom:** **Bonus Room:** **Floor Covering:**
Fireplace: N - **Balcony/Porch:** **Security System:**
Utilities Data: BB/HS Internet Avail,Cable Available,Public Utilities,Street Lights
Interior Layout: Breakfast Room Separate
Interior Features:
Master Bath:
Appliances Incl: Dishwasher,Dryer,Range,Refrigerator,Washer
Kitchen: **Additional Rooms:**

Exterior Information

Ext. Construction: Block **Style:** Townhouse **Pool:**
Exterior Features: Balcony/Sun Deck
Garage/Carport: 1 Car Garage **Roof:** Shingle

Community Information

Community Features: Comm Htd Pool, Fitness, Gated Comm, Golf Comm, Rec Bldg, Security, Tennis Courts

Maintenance Includes: Bldg Exter, Cable, Escrow Resrv, Ground Mtnce, Roof, Security, Trash Remv

Housing for Older Persons: **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA / Comm Assn: Required **HOA Fee:** \$294.00 **HOA Payment Schedule:** Monthly **Mo.Maint.\$(addition to HOA):**
Elementary School: **Middle School:** **High School:**

Realtor Info

List Agent: RONALD GENTILE / MARYLUCILLE MARINIELLO **Agent ID:** 2595008977 / 272502403 **Agent Direct:** 407-956-6289
Sales Team: **E-mail:** realtorron@cfl.rr.com **Agent 2 Phone:** 863-604-9809
Office: COLDWELL BANKER RESIDENTIAL RE **Office ID:** 51957EE **Agent Fax:**
List Date: 12/31/2009 **Original Price:** **LP/SqFt:** \$41.46 **Agent Pager/Cell:** 407-956-6289
Contract: 01/08/2010 **Previous Price:** **SP/SqFt:** **Office Phone:** 407-841-6060
Exp. Clsg Date: 02/19/2010 **Price Change:** **LP/SP Ratio:** **Office Fax:** 407-649-4353
Sold Date: **Sold Price:** **Owner:** FREDDIE MAC - HOMESTEPS **Owner Phone:**
Off-Market: **Days to Contract:** 8 **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Not Applicable
Withdrawn: **Days to Closed:** **Expiration Date:** **Call Center #:**
Sold by: **Office:**
Management Comp Info: **Financing Avail:** Cash
Buyer Agent: 3.0% **Non-Rep:** 3.0% **Trans Broker:** 3.0% **Terms:** **Seller Credit:**
Realtor Info:

Confidential Info: Vacant
Showing Instructions: Use Show Btn, LB Combo
Driving Directions: From exit 58 on I-4, turn LEFT on Campions Gate Blvd. Continue 1.5 miles to Lake Wilson Rd. Turn LEFT at the light. Continue 1.5 miles. Community is on the RIGHT.

Realtor Only Remarks: